



'Crawfords' Church Road, Scaynes Hill, RH17 7NY

Mansell McTaggart Lindfield

Guide Price £650,000 Freehold



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PLEASE WATCH VIEWING VIDEO

A well presented 4 Bedroom, 2 Bath/Shower Room detached family home built in 2000 situated in the heart of Scaynes Hill within easy reach of the local primary school, petrol station, village pub and countryside walks.

- **Entrance Hall** stairs and storage cupboard
- **Cloakroom/WC** fitted white suite, low level WC and wash basin
- Double aspect bay fronted **Sitting Room** feature fire
- Separate **Dining Room** with front windows and also provides space for a Home Office
- **Kitchen / Breakfast Room** fitted with an extensive range of white units at eye and base level, space for dishwasher, fitted oven/grill, 4-ring gas hob and space for table & chairs
- Separate **Utility Room** with space and plumbing for domestic appliances + wall mounted gas fired 'Worcester' boiler and side door
- **First Floor** landing, cupboard and loft hatch
- **Bedroom 1** double aspect with built-in double wardrobe + **En-Suite Shower Room** fitted with a white suite, tiled cubicle, low level WC and wash basin
- **Bedroom 2** built-in double wardrobe and rear views
- **Bedroom 3** rear window and radiator
- **Bedroom 4** front window and radiator
- **Family Bathroom** white suite, bath, shower unit, low level WC, wash basin and opaque rear window
- **Benefits** include replacement uPVC double glazed windows and doors (Dec '20)



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EPC Rating: D and Council Tax Band: E

- **Driveway Parking** for several vehicles (potential to build a garage, STPP)
- Enclosed 55' wide x 35' deep **East Facing Rear Garden** laid to paved patio areas, shaped lawns, mature hedging and gated access

LOCATION - The property is situated in the popular village of Scaynes Hill which is only 3 miles to the East of Haywards Heath, which offers an extensive town centre providing shopping and leisure facilities. Scaynes Hill offers a pub/restaurant, Church, village hall and service station/convenience store. Newick is 3.5 miles to the east with a village green, shops and several pubs / restaurants. The nearby countryside is interspersed with footpaths and bridleways linking with Chailey Common Nature Reserve and other nearby beauty spots include the Ashdown Forest and Ditchling Common.

SCHOOLS - St Augustine's Primary School in Vicarage Lane (0.2miles), Chailey Secondary School, South Chailey (5.2miles) Oathall Community College, Lindfield (2.7miles). The local area is well served by several independent schools including; Great Walstead (1.6miles) and Ardingly College (4.6 miles).

STATION - Haywards Heath mainline railway station (3.2 miles) Fast and regular services to London (London Bridge/Victoria 47 mins), Gatwick Airport (15 mins) and Brighton (20 mins).





GROUND FLOOR
APPROX. FLOOR
AREA 50.4 SQ.M.
(543 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 49.4 SQ.M.
(532 SQ.FT.)

TOTAL APPROX. FLOOR AREA 99.8 SQ.M. (1075 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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